

Urban Design Review Panel Comments

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| Date | Wednesday July 10, 2019 | |
| Time | 1:00 | |
| Panel Members | Present Chad Russill (Chair) Terry Klassen Michael Sydenham Colin Friesen | Distribution Chris Hardwicke (Co-Chair) Gary Mundy Eric Toker Beverly Sandalack Colin Friesen Ryan Agrey Jack Vanstone Ben Bailey Glen Pardoe |
| Advisor | David Down, Chief Urban Designer | |
| Application number | DP2019-3135 | |
| Municipal address | 1216 8 St SW & 832 13 Av SW | |
| Community | Beltline | |
| Project description | New: Retail and Consumer Service, Dwelling Unit (1 building) | |
| Review | first | |
| File Manager | Adam Sheahan | |
| City Wide Urban Design | Xia Zhang | |
| Applicant | Zeidler Architecture | |

Summary

After presentation and review of this application, the Panel views this residential tower with ground floor retail as an appropriate redevelopment for the location, being on the corner of two prominent streets within the Beltline. While the overall scale and uses proposed will contribute positively to the neighbourhood, better integration at the ground floor with the streetscape master plans for both 8th Street and 13th Avenue is recommended.

The panel recommends further review after the applicant has revised the plans to reflect the comments summarized below and reinforced in the rated urban elements that follow:

- Incorporate the Council approved 8th Street master plan into the public realm design along 8th Street.
- Relocate the outdoor (semi)private “oasis” amenity space, and provide a more publicly active use along 13th Avenue. Street oriented residential considerations should be considered, as this is the primary intention of the 13th Avenue Greenway.

| Urban Design Element | |
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| Creativity <i>Encourage innovation; model best practices</i> <ul style="list-style-type: none"> Overall project approach as it relates to original ideas or innovation | |
| UDRP Commentary | <p>The location of the building is a key corner between two important streets, the 8th Street corridor and the 13th Avenue Greenway. The presented material did not fully reflect the importance of this intersection and did not integrate the elements of the 8th Street master plan. A color landscaping plan may provide better information, however in the current form it is lacking and more emphasis on the public realm at this corner should be given to indicate its significance.</p> <p>The main tower portion may be improved through some variation or articulation, as it appears repetitive and uniform in its current design. Incorporation of different materials or patterns, or the introduction of more changes in plane, would create a stronger visual presence for the building at this prominent corner.</p> |
| Applicant Response | <p>After discussions with Dennis Hoffart David Down, and others at the City – the plans have been revised in four important ways:</p> <p>a.) Adhering to the 8th Street Master Plan</p> <ul style="list-style-type: none"> incorporating the planting and paving requirements making the building feel all-inclusive at the pedestrian level by defining the prominent corner of 8th & 13th. Articulating the ground level architecture along with strategic coloured materials help give the corner and thus the building an identity. creating an interactive building base by allowing retail units and potential outdoor seating <p>b.) Adhering to the 13th Avenue Heritage Greenway Plan</p> <ul style="list-style-type: none"> no exact master plan exists for this space, however, we have followed the precedent set in other areas along 13th such as: planting and paving requirements outlined in the 13th Ave Heritage Greenway Plan incorporating the correct setbacks and clearances outlined in the Greenway Plan public space adjacent to 13th Ave sidewalk with seating, planting, and lighting to help engage the pedestrian or residents of the building additional planting adjacent to neighboring site which assists in describing the transition from the retail portion of 8th to the residential access portion off 13th. <p>c.) Articulating the retail entryways along both streets (refer to images)</p> <ul style="list-style-type: none"> entry glazing/glazing at retail openings have been setback 600mm from building face to create a uniform |

interest along 8th and 13th

- retail entry at the corner of 8th & 13th recessed significantly to create a dynamic inviting street corner

d.) Differentiating the canopy to brighten and celebrate the intersection

- the canopy on the corner of 8th & 13th has a tempered glazing over a white grid pattern to allow light to shine down and highlight the corner. The canopy itself at this location is lit with soft linear lights within the grid to illuminate the canopy at night, still highlighting the corner. The corner then appears to lit both day and night. The continuous soffit canopy is solid on either side of the opening at the corner intensify the light in the corner.

The main tower portion design intent is to express the uniform vertical elements in creating a building almost wrapping another building – paying homage to the Beltline district being on the edge of the Cities commercial district and the residential district. The top is where the vertical elements begin to articulate in creating interest and great amenity spaces for the tenants.





(i10) Northeast View of 8th and 13th – Retail Entry




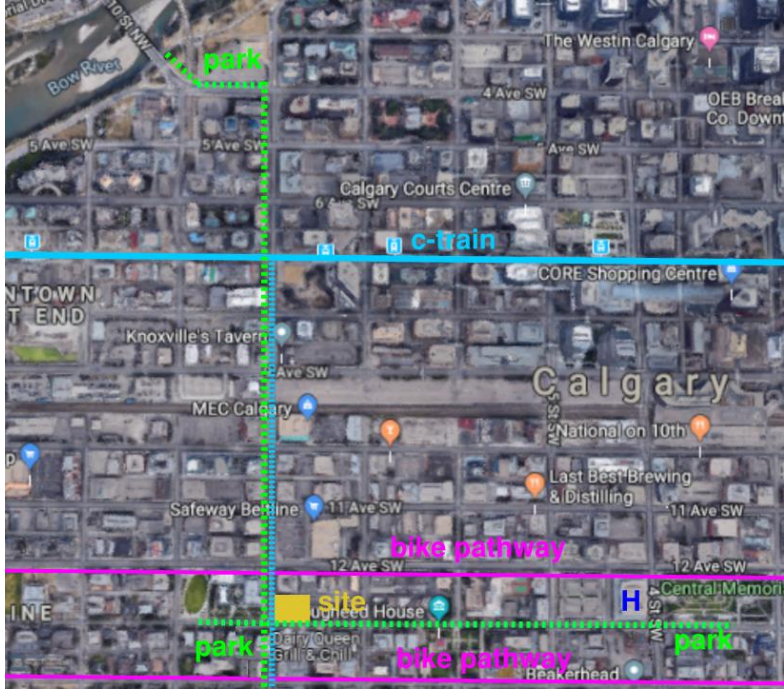
(i11) Northwest of 13th Resident's Entry & Public Space

Context Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities


- Massing relationship to context, distribution on site, and orientation to street edges
- Shade impact on public realm and adjacent sites



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| UDRP Commentary | While the project does a good job recognizing and activating 8 th Street, the corner intersection with 13 th Avenue could be improved. The pocket “oasis” on 13 th Avenue takes away from the residential context that is envisioned along the Greenway by creating a potential “dead zone” with a gated off, private amenity space that does not engage the street. Outdoor private amenities are better located above grade, giving way for a more contextually appropriate solution that engages the urban realm at the street. |
| Applicant Response | <p>The corner of 8th and 13th will be further enhanced by the addition of planting and paving as outlined in the 8th Street Corridor Improvements and the 13th Ave Heritage Greenway Documents. Where the 8th and 13th pavers converge, there will be a return and assimilation of 8th Street paving requirements with 13th's. At this convergence, the 13th Ave leaf will be featured in the paving to act as a wayfinding element for the 13th Ave Heritage Greenway Plan. In addition to the planting and paving, ensuring proper lighting is being used above the canopy on the corner will help to direct visitors to the corner. The corner retail unit's door has been recessed even further which opens the corner even further to the public realm.</p> <p>In coordination with Landscaping, ZA and O2 propose a public space linkage off the 13th Ave corridor followed by the private space “oasis” for the public and residents. Allowing a setback area for public/pedestrians to sit and rest or to take time to enjoy the street experience is important to the 13th Ave Heritage Greenway document. This area becomes an extension to the 13th Ave Greenway experience. If the entire oasis area is left open to the public, the concern would be public security. It would be great to allow the community to enjoy this space however, the building operator and the pedestrian may be but in a precarious situation. Having a gate with planting on both sides, acts a deterrent without closing-off the visual of the space. Please refer to the Landscape responses to this concern.</p> <div style="display: flex; justify-content: space-around; align-items: flex-end;">   </div> <p>(i12) 13 Ave Heritage Greenway Plan (i13) Proposed Residence Entrance for GWL 8th St</p> |
| Human Scale Defines street edges, ensures height and mass respect context; pay attention to scale <ul style="list-style-type: none"> • Massing contribution to public realm at grade | |
| UDRP Commentary | The extra height retail podium provides a strong street presence. While the panel recognizes the Applicant's comments that 2 nd storey retail isn't viable, other uses should be explored. The panel is comparing adjacent lower scale buildings, that are possibly either heritage or not anticipated to change, and feel complementary massing should be reflected in the design with further articulation of the base building, to promote integration and fit with the context, as a transitional matter. |
| Applicant Response | The podium provides a strong visual presence and is a double-height space, providing 7.4m or almost 25 feet of height from sidewalk to top-of-parapet. The typical tower floorplate is then set-back from this podium on all sides, providing a human-scaled experience for the pedestrians walking on both streets. A full canopy |


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| | <p>with undermount lighting wraps the entire retail podium, providing weather coverage for pedestrians and future patio patrons of the CRUs. The retail frontages have been further articulated as requested by the panel, with glazing around retail entrances being recessed to increase rhythm and interest to pedestrians.</p> <p>Providing a second-level of the podium is not financially viable for the project given the limited uses for 2nd story retail or office in the current market.</p> |
| <p>Integration <i>The conjunction of land-use, built form, landscaping and public realm design</i></p> <ul style="list-style-type: none"> • Parking entrances and at-grade parking areas are concealed • Weather protection at entrances and solar exposure for outdoor public areas • Winter city response | |
| UDRP Commentary | The canopies along the street fronts provide nice shelter, however the integration with the 8 th Street masterplan needs improvements. Refer to Context for comments on the integration of the “oasis”. |
| Applicant Response | <p>Project has consulted the City and master plan documents and now the paving and planting along 8th adheres to the 8th Street SW Corridor Public Realm Master Plan. The corner transition between the 8th Street Plan and the 13th Ave Plan have been carefully considered – the 8th Street paving and planting will continue around the corner to complete the intersection and then tie-into the 13th Ave paving and planting. A signature Leaf from the 13th Ave plan will then demarcate and express the corner. (refer to i14)</p> <p>The “oasis” space has been revised to as per UDRP Commentary – allowing transparency for the users of the space with the street and additional planting, paving, and seating for the public. (refer to i11)</p>  <p>(i14) Integration of 8th Street Plan and 13th Ave Plan</p> |
| <p>Connectivity <i>Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks.</i></p> <ul style="list-style-type: none"> • Pedestrian first design, walkability, pathways through site • Connections to LRT stations, regional pathways and cycle paths • Pedestrian pathway materials extend across driveways and lanes | |
| UDRP Commentary | Solid urban concepts are perceived through the connections to two key roads within the Beltline, however as iterated in other sections, the 8 th Street Master Plan needs to be incorporated. The lack of contextual information, including dimensional transitions relating to the walkable and bikeable connections beyond the development parcel was notably absent as reviewed. |
| Applicant Response | <p>As per page 13 of the 8 St SW Corridor Public Realm Master Plan, the GWL 8th Street addresses almost all of the elements that foster a good urban experience. Our site is within walking distance to the Bow River and is adjacent to a beautiful urban park to the West. As it is along 8th Street and 13th Ave, it is an intersection</p> |

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| | <p>between 2 strong City connective elements. In adhering to the 8th Street Upgrade plan, the street becomes vehicle friendly as well as bike/pedestrian friendly. The articulation of space and materials along the commercial retail frontage allows public interaction with the building. The proximity of the site to downtown learning campuses and office towers is great. It is a 2 min walk to a Safeway food store and a few blocks to the East there is Centennial Park and Sheldon Chumir Hospital. With food, healthcare, office, retail, recreational, and learning all within a 20 min. walking distance to this site, it becomes one of the more prominent housing locations in the city.</p> <p>As per the 8th Street SW Corridor Public Realm Master Plan, our site addresses the following connections:</p>  <p>(i15) Connectivity Plan</p> |
| | <p>Animation Incorporate active uses; pay attention to details; add colour, wit and fun</p> <ul style="list-style-type: none"> • Building form contributes to an active pedestrian realm • Residential units provided at-grade • Elevations are interesting and enhance the streetscape |
| UDRP Commentary | <p>While the retail units on 8th Street are commendable, the pocket “oasis” complete with a gate facing the street, is of concern to Panel members. The activation and animation of this area does not seem certain, and it is felt that this at grade space could be better suited for a use such as residential or generally stated, that of a use more engaging to the public realm.</p> |
| Applicant Response | <p>Noted below are the changes that have been made since the last submission:</p> <ul style="list-style-type: none"> - increased public space - new public seating areas - new pavement plan - increased greenery & planting - “light boxes” add public art element - increased permeability/transparency between public and private - double doors that show “feature wall” at back of site |

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| | <p>Applicant's intent is to balance the need for residents to have amenity space within the building, which needs to be both indoor and outdoor. This at-grade amenity space will be activated by an indoor-outdoor fireplace, which will make the space more usable in the winter season. In the summer, it's south-facing exposure will make it an attractive space for residents to sit and relax.</p> <p>As noted above in the concern regarding <i>Context</i>, allowing a setback area for public/pedestrians to sit and rest or to take time to enjoy the street experience is important. The oasis area becomes an extension to the 13th Ave Greenway experience both for the pedestrian and resident. It is located adjacent to the main residence entry so it give the entry and specific look and feel slightly different from the rest of the building helping to identify it as a separate entry. The interior space would be an open 2 story volume with story glazing on 2 sides that connect to the public realm and the oasis space. There would be public space given back to the community adjacent to the residence entry. This allows anyone waiting or relaxing to be still be involved in the street life. If the entire oasis area is left open to the public, the concern would be owner's liability and public security. It is difficult to give back to public realm when private property holds liability for action of the public. By allowing the public some controlled and sculpted space (through planters, seating, & paving) it allows property owners the security required to maintain the building and ensure safety to the residents and public. Refer to revised Landscape drawings.</p> |
| <p>Accessibility <i>Ensure clear and simple access for all types of users</i></p> <ul style="list-style-type: none"> • Barrier free design • Entry definition, legibility, and natural wayfinding | |
| UDRP Commentary | <p>Clear access for individual uses, and a good delineation between the residential lobby and adjacent retail. The panel feels the barrier free access, south sunny building interface is an enviable all-season public realm opportunity that could further benefit from operable walls, partitions, windows that bring outside inside, extending the spatial qualities of a vibrant, wrap-around place-based outcome at this important greenway intersection.</p> |
| Applicant Response | <p>We can ensure that the main entry doors and the doors to the retail spaces meet barrier-free guidelines. Along with adequate barrier-free travel widths along 8th Street and 13th Ave, there will be movement areas around residence's entry and public area setbacks.</p> <p>This will allow those who require maneuvering, the freedom to do so, and to be able to stop and enjoy the street experience without tight constraints. The exterior glazing of the retail units can be made to open 180D into the interior space allowing for small patio seating. These are elements designed to enhance the urban experience.</p> |
| <p>Diversity <i>Promote designs accommodating a broad range of users and uses</i></p> <ul style="list-style-type: none"> • Retail street variety, at-grade areas, transparency into spaces • Corner treatments and project porosity | |
| UDRP Commentary | <p>The residential on retail provides a good mix of uses. Some concern that the private nature of the oasis and gate as shown may create a lack of transparency.</p> |
| Applicant Response | <p>In working with Landscape, we were able to increase the transparency into the oasis space. Along with removing the vertical metal elements and replacing with planting/tempered glass, we also moved the barrier/gate location to be recessed 3m giving back to the public realm. Refer to revised Landscape drawings for planting and paving design.</p> |

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| <p>(i16) Proposed revised Oasis – looking towards street/public realm</p> | | |
| <p>Flexibility Develop planning and building concepts which allow adaptation to future uses, new technologies</p> <ul style="list-style-type: none">• Project approach relating to market and/or context changes | | |
| UDRP Commentary | | |
| Applicant Response | <p>Studies are showing that the rental housing market will be required for some time into the near future. As housing prices remain high and wages are increasing slower than housing, thus making rental a good viable option to owning. The need for good amenity spaces and housing locations become very important on leasable properties in order to compensate for lack of ownership. Proximity to shopping, food stores, restaurants, and entertainment become a decision factor if you don't own your own front or backyard. Also, if units are optimized, then shared amenity becomes the extension of ones' home. GWL 8th Street is addressing the amenity and rental portion of the building's intent. For future flexibility, the ground floor retail can have multiple uses in the future years depending on market trends. The oasis area and public realm areas can also be transformed in later use depending on what is required by new social norms.</p> | |
| <p>Safety Achieve a sense of comfort and create places that provide security at all times</p> <ul style="list-style-type: none">• Safety and security• Night time design | | |
| UDRP Commentary | <p>Good lighting and transparent facades at ground level provide a strong “eyes on the street” presence, along with active uses that will ensure a presence is on-site for most times.</p> | |
| Applicant Response | <p>Lighting has been specifically designed to ensure excellent nighttime illumination. All fixed building canopies have LED potlights which will light sidewalks, retail and residential entries. The publicly accessible private space a the front of the property has lit seating blocks, which provide soft, ground-level lighting in addition to lighting in the landscaped areas.</p> <p>We will ensure good 24-hour lighting at the street level – especially in the retail canopies and at the Residence Entry to the building. Lighting and security cameras in the oasis space will also ensure that safety along with the residence office visual connection to the lobby space, entrance, and the outdoor spaces. The light above the corner of 8th & 13th canopy will address extra lighting at the corner. Plants and</p> | |

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| | <p>trees will be strategically organized to ensure no visuals are restricted by the public or residents.</p>  <p>(i17) Proposed Night Lighting at Retail Level</p> |
| <p>Orientation Provide clear and consistent directional clues for urban navigation</p> <ul style="list-style-type: none"> Enhance natural views and vistas | |
| UDRP Commentary | <p>The presence of an at-grade, gated private amenity space is of concern as the Panel feels it does not contribute to the urban realm along 13th Avenue, the way a different use and built form, such as residential at grade, would. This type of amenity is better suited to be internal to the building or located above grade.</p> <p>The panel encourages the Applicant to develop the proposed building to further promote the value of its top-of-building landmark qualities and the ground-level urban design orientation /wayfinding opportunities for 8 street and the 13 avenue heritage greenway.</p> |
| Applicant Response | <p>As found in the preceding images, the gate to the oasis area has been revised to become lighter and more transparent. The vertical metal elements have been removed, and planters used to create the separation between the public and private. The public realm area has been increased with planters and lit seating added. The additional public realm space now creates a node off the 13th Ave Greenway link. Refer to revised Landscape drawings.</p> <p>Additional residential is not feasible in this area, as residential floor heights are different from the existing retail podium, creating expensive challenges with elevator access, structural design, and integration with the balance of the building.</p>  <p>(i18) View of Public Space at Twilight</p> |
| <p>Sustainability Be aware of lifecycle costs; incorporate sustainable practices and materials</p> | |

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| <ul style="list-style-type: none"> • Site/solar orientation and passive heating/cooling • Material selection and sustainable products | |
| UDRP Commentary | The Greenway, by definition, should be a thriving green environment that captures and releases rainwater, at source, into gardens growing in ample, nutrient-rich soil, thereby perpetuating a healthy landscape to support vibrant street life that will greatly benefit from excellent access to sunlight. The Panel recommends considering these elements as part of delineating the differences between the two key pedestrian corridors. |
| Applicant Response | <p>The landscape design along 13th avenue is a careful amalgamation of a vibrant public realm within a residential neighborhood. For the public realm, the design provides a framework for placemaking by developing a strong pedestrian-cycle connectivity and uses infrastructure to attain that.</p> <p>The design is punctuated with seating, bike racks and interpretive features to provide a safe, functional and recreational environment. This is tied together with a lush planting palette of hardy street trees and understory grass planting. The planting provides a sheltered backdrop for the seating area and a screening for the busy street creating a comfortable and relaxed environment. Overall landscape is intended to provide a healthy natural environment and visual retreat to the pedestrians.</p> |
| <p>Durability Incorporate long-lasting materials and details that will provide a legacy rather than a liability</p> <ul style="list-style-type: none"> • Use of low maintenance materials and/or sustainable products • Project detailed to avoid maintenance issues | |
| UDRP Commentary | Quality materials are proposed, with specific consideration to Calgary's climate. |
| Applicant Response | <p>The ground plain of the building (level 1) West, South, and East elevations, materials will be a very durable stone tile for the exterior finish at the base along with storefront glazing . The tower will have metal panel, metal panel infill in window wall, and a small amount of EIFS. The soffits of the canopy will be a pre-finished metal product to look like wood. The base of the North elevation (lane side) will have a concrete faced or equivalent product 300mm above grade to ensure durability before continuing with EIFS. The return of the West retail elevation will be stone tile for 1 bay then begin the EIFS</p>  |

